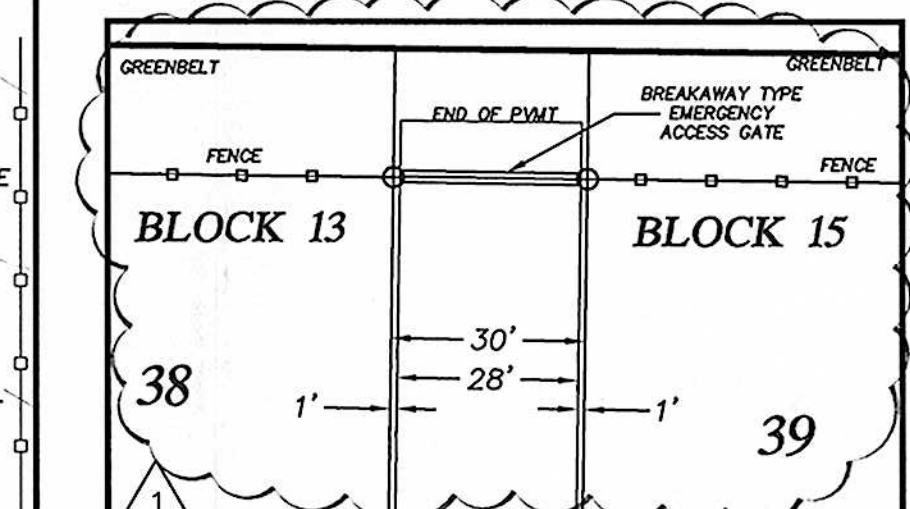


- PUD PLAN NOTES:**
1. FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREET TYPES ARE AS INDICATED AND ARE PRIVATE.
 3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 4. WATER SYSTEM TO BE DEDICATED TO THE BEHAR METROPOLITAN WATER DISTRICT.
 5. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
 6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.U. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
 8. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.
 9. THE BEARINGS ARE BASED ON A 349.8 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEHAR COUNTY, TEXAS.
 10. THIS TRACT IS SITUATED WITHIN THE OLIVER RANCH POAPD FILE NO. 662E.
 11. ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-516(d) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO. ALL OTHER SETBACKS SHALL BE ESTABLISHED BY THE DEED RESTRICTIONS.
 12. IN ACCORDANCE WITH A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS AND INCLUDED IN THE WATER POLLUTION ABATEMENT PLAN FOR THIS PROJECT, THE SENSITIVE GEOLOGIC FEATURES WITHIN THE LIMITS OF THIS PLANNED UNIT DEVELOPMENT ARE SHOWN.
 13. THIS TRACT HAS VESTED RIGHTS VRP# 03-12-019.

- SURROUNDING PROPERTY OWNER INFORMATION**
1. KRAUSE, CHARLES F & JOAN A.
 2. MARCEAU, STEPHEN M. & EVA M.
 3. VMH DEVELOPERS, INC.
 4. TARO PROPERTIES TEXAS I LP
 5. HPK VENTURES, LTD
 6. CONCORDIA UNIVERSITY AT AUSTIN
 7. GORDON V HARTMAN HOMES, LTD



EMERGENCY VEHICLE ACCESS ROAD DETAIL "B"
SCALE: 1" = 30"

FILE NO.	ACCEPTANCE DATE
05-026	DEC. 14, 2005
05-026A	

REVISION STATEMENT

THE SUMMIT AT CANYON SPRINGS PUD PLAN HAS BEEN AMENDED TO REVISE THE LOT LAYOUT AND ROW WIDTH ON BARTON BLUFF.

APPLICANT: SA SPRINGS, L.P.
301 WEST WARNER
SUITE 118
TEMPE, ARIZONA 85284
OFFICE: (480) 820-0977
FAX: (480) 839-5859

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: BEHAR METROPOLITAN WATER DISTRICT
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL CORP.
CABLE TELEVISION: TIME WARNER CABLE

Revision to R.U.D. # 05-026A
APPROVED: [Signature]
Director of Development Services
City of San Antonio
3/23/06
Date

LINE TABLE

LINE	LENGTH	BEARING
L1	27.32'	S89°30'12"E
L2	21.18'	S09°47'34"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	429.98'	1757.00'	216.07'	14°01'18"	428.91'	S02°46'55"E
C2	492.74'	757.00'	255.45'	37°17'39"	484.08'	S22°52'34"W
C3	76.70'	743.00'	38.38'	5°54'52"	76.66'	S38°33'58"W

PUD PLAN NO.: #05-062A
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

PLAN SUMMARY

NUMBER OF RESIDENTIAL LOTS	71
AVERAGE HOME SIZE (SQ)	4,289
DENSITY (SINGLE FAMILY UNITS PER ACRE)	2.83
FLOOR AREA RATIO	0.27

LAND USE	GROSS AREA (Acres)	NO. OF BUILDABLE LOTS	DENSITY (Lots/Acres)	BUILDING & DRIVEWAY COVERAGE (Acres)	PAVEMENTS, SIDEWALKS (Ac)	OPEN SPACE (Ac)	OPEN SPACE (%)
SINGLE FAMILY RESIDENTIAL	25.11	71	2.83	7.99	3.33	13.79	54.92

THE SUMMIT AT CANYON SPRINGS PLANNED UNIT DEVELOPMENT

03-14-06A09:24 RCVD

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PREPARATION DATE: MARCH, 2006
JOB NO. 5529-52



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Tom Cunanan

DATE: March 22, 2006

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-026A

Name: The Summit at Canyon Springs (Amendment), PUD

The plat or plan referenced above was heard by the

☐ Planning Commission


☒ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Historic Preservation Office** cites the following condition:

The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. However, the property probably contains sites, some of which may be significant. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

For plat certification, the **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the **Aquifer Protection Ordinance No. 81491**:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- According to the Water Quality Ordinance # 81491, Section 34-920, buffering may be required. Cave on Lot 15 is to be preserved with a grate.